

## Fill in this information to identify the case:

Debtor Name Property Holders, Ltd

United States Bankruptcy Court for the: Northern District of Iowa

Case number: 22-00744☐ Check if this is an amended filing

## Official Form 425C

## Monthly Operating Report for Small Business Under Chapter 11

12/17

Month: March, 2024Date report filed: 5/6/2024  
MM / DD / YYYYLine of business: Property Inv. & RentalNAISC code: 5313

In accordance with title 28, section 1746, of the United States Code, I declare under penalty of perjury that I have examined the following small business monthly operating report and the accompanying attachments and, to the best of my knowledge, these documents are true, correct, and complete.

Responsible party: Charles Davisson, PresidentOriginal signature of responsible party: Printed name of responsible party: Charles Davisson**1. Questionnaire**

Answer all questions on behalf of the debtor for the period covered by this report, unless otherwise indicated.

Yes	No	N/A
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**If you answer No to any of the questions in lines 1-9, attach an explanation and label it Exhibit A.**

- |  |                                     |                          |                                     |
|--|-------------------------------------|--------------------------|-------------------------------------|
| 1. Did the business operate during the entire reporting period?                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 2. Do you plan to continue to operate the business next month?                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3. Have you paid all of your bills on time?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 4. Did you pay your employees on time?   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Have you deposited all the receipts for your business into debtor in possession (DIP) accounts? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 6. Have you timely filed your tax returns and paid all of your taxes?                              | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 7. Have you timely filed all other required government filings?                                    | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Are you current on your quarterly fee payments to the U.S. Trustee or Bankruptcy Administrator? | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Have you timely paid all of your insurance premiums?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |

**If you answer Yes to any of the questions in lines 10-18, attach an explanation and label it Exhibit B.**

- |   |                          |                                     |                          |
|---|--------------------------|-------------------------------------|--------------------------|
| 10. Do you have any bank accounts open other than the DIP accounts?                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. Have you sold any assets other than inventory?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 12. Have you sold or transferred any assets or provided services to anyone related to the DIP in any way? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 13. Did any insurance company cancel your policy?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 14. Did you have any unusual or significant unanticipated expenses?                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 15. Have you borrowed money from anyone or has anyone made any payments on your behalf?                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Has anyone made an investment in your business?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Debtor Name Property Holders, LtdCase number 22-00744

17. Have you paid any bills you owed before you filed bankruptcy?

☐ ☒ ☐

18. Have you allowed any checks to clear the bank that were issued before you filed bankruptcy?

☐ ☒ ☐**2. Summary of Cash Activity for All Accounts****19. Total opening balance of all accounts**\$ 3.67

This amount must equal what you reported as the cash on hand at the end of the month in the previous month. If this is your first report, report the total cash on hand as of the date of the filing of this case.

**20. Total cash receipts**

Attach a listing of all cash received for the month and label it *Exhibit C*. Include all cash received even if you have not deposited it at the bank, collections on receivables, credit card deposits, cash received from other parties, or loans, gifts, or payments made by other parties on your behalf. Do not attach bank statements in lieu of *Exhibit C*.

Report the total from *Exhibit C* here.\$ \$8,913.21**21. Total cash disbursements**

Attach a listing of all payments you made in the month and label it *Exhibit D*. List the date paid, payee, purpose, and amount. Include all cash payments, debit card transactions, checks issued even if they have not cleared the bank, outstanding checks issued before the bankruptcy was filed that were allowed to clear this month, and payments made by other parties on your behalf. Do not attach bank statements in lieu of *Exhibit D*.

Report the total from *Exhibit D* here.- \$ 8,317.08**22. Net cash flow**

Subtract line 21 from line 20 and report the result here.

This amount may be different from what you may have calculated as *net profit*.+ \$ 596.13**23. Cash on hand at the end of the month**

Add line 22 + line 19. Report the result here.

Report this figure as the *cash on hand at the beginning of the month* on your next operating report.

This amount may not match your bank account balance because you may have outstanding checks that have not cleared the bank or deposits in transit.

= \$ 599.80**3. Unpaid Bills**

Attach a list of all debts (including taxes) which you have incurred since the date you filed bankruptcy but have not paid. Label it *Exhibit E*. Include the date the debt was incurred, who is owed the money, the purpose of the debt, and when the debt is due. Report the total from *Exhibit E* here.

**24. Total payables**\$ 0*(Exhibit E)*

Debtor Name Property Holders, Ltd

Case number 22-00744

#### 4. Money Owed to You

Attach a list of all amounts owed to you by your customers for work you have done or merchandise you have sold. Include amounts owed to you both before, and after you filed bankruptcy. Label it *Exhibit F*. Identify who owes you money, how much is owed, and when payment is due. Report the total from *Exhibit F* here.

25. Total receivables \$ 0  
(Exhibit F)

#### 5. Employees

26. What was the number of employees when the case was filed? 1  
27. What is the number of employees as of the date of this monthly report? 1

#### 6. Professional Fees

28. How much have you paid this month in professional fees related to this bankruptcy case? \$ 0  
29. How much have you paid in professional fees related to this bankruptcy case since the case was filed? \$ 55,529.66  
30. How much have you paid this month in other professional fees? \$ 0  
31. How much have you paid in total other professional fees since filing the case? \$ 0

#### 7. Projections

Compare your actual cash receipts and disbursements to what you projected in the previous month. Projected figures in the first month should match those provided at the initial debtor interview, if any.

	Column A		Column B		Column C
	Projected	—	Actual	=	Difference
	Copy lines 35-37 from the previous month's report.		Copy lines 20-22 of this report.		Subtract Column B from Column A.
32. Cash receipts	\$ <u>141,000.00</u>	—	\$ <u>8,913.21</u>	=	\$ <u>132,086.79</u>
33. Cash disbursements	\$ <u>169,180.00</u>	—	\$ <u>8,317.08</u>	=	\$ <u>160,862.92</u>
34. Net cash flow	\$ <u>-28,180</u>	—	\$ <u>596.13</u>	=	\$ <u>-27,583.87</u>
35. Total projected cash receipts for the next month:					\$ <u>12,050.00</u>
36. Total projected cash disbursements for the next month:					- \$ <u>12,000.00</u>
37. Total projected net cash flow for the next month:					= \$ <u>50.00</u>

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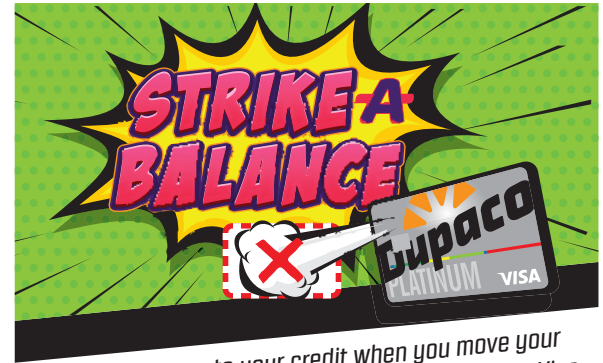
## 8. Additional Information

If available, check the box to the left and attach copies of the following documents.

- ☒ 38. Bank statements for each open account (redact all but the last 4 digits of account numbers).
- ☐ 39. Bank reconciliation reports for each account.
- ☐ 40. Financial reports such as an income statement (profit & loss) and/or balance sheet.
- ☒ 41. Budget, projection, or forecast reports.
- ☒ 42. Project, job costing, or work-in-progress reports.

P.O. Box 179  
Dubuque, IA 52004-0179STATEMENT PERIOD:  
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(563) 557-7600 / (800) 373-7600 / dupaco.com

ESTATE OF PROPERTY HOLDERS, LTD DEBTOR  
PO BOX 2328  
CEDAR RAPIDS IA 52406-2328

Dupaco.com/Visa

## DUPACO COMMUNITY CREDIT UNION

STATEMENT SUMMARY			
ACCOUNT #	DESCRIPTION	BEGINNING BALANCE	ENDING BALANCE
SAV - 204498901	Savings/Asset Builder	25.05	31.65
SD - 930590815	Operating Account	3.67	599.80
SD - 930590823	Greenstate CU Cash Collateral Account	0.07	0.07
SD - 930590898	Dupaco Credit Union Cash Coll Acct	0.00	0.00
SD - 930590948	Landlords Tenant Deposit Account	0.00	0.00

Savings/Asset Builder	BEGINNING BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING BALANCE
SAV - 204498901	25.05	-473.41	480.01	31.65

Titles: Estate of Property Holders, LTD Debtor in Possession BK Case No.22-00744  
Annual Percentage Yield Earned 0.26% | Dividends Paid YTD \$0.01

DATE	DESCRIPTION	DEBITS	CREDITS	BALANCE
03/01	Previous Balance			25.05
03/20	Stale Ck #15039766		480.00	505.05
	CR Base Rate Change: 0.000 % To 0.150			
03/21	ODP Tfr to SD - 930590815	393.41		111.64
03/22	Tfr to XXXXX0815 Internet Banking Transf Estate of Property H, in Possess	80.00		31.64
	CR Base Rate Change: 0.150 % To 0.000			
03/31	Dividend Credit		0.01	31.65
03/31	Ending Balance			31.65

Operating Account	BEGINNING BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING BALANCE
SD - 930590815	3.67	-8,317.08	8,913.21	599.80

Titles: Estate of Property Holders, LTD Debtor in Possession BK Case No.22-00744

DATE	DESCRIPTION	DEBITS	CREDITS	BALANCE
03/01	Previous Balance			3.67
03/01	Transfer Deposit		1,280.00	1,283.67
03/01	MC Purchase THE HOME DEPOT #2108 THE HOME DEPOT #2108 CEDAR RAPIDS IAUS #5131 #06174415	21.22		1,262.45
03/01	MC Purchase MNRD-CEDR 2800 WILEY B MNRD-CEDR 2800 WILEY B CEDAR RAPIDS IAUS #5131 #35310505	98.23		1,164.22
03/02	Check #2077	400.00		764.22
03/02	MC Purchase MNRD-CEDR 2800 WILEY B MNRD-CEDR 2800 WILEY B CEDAR RAPIDS IAUS #5131 #35310502	106.99		657.23
03/03	MC Purchase MNRD-CEDR 2800 WILEY B MNRD-CEDR 2800 WILEY B CEDAR RAPIDS IAUS #5131 #35310503	50.22		607.01
03/03	MC Purchase AMAZON.COM*RZ8NO7DE2 AMAZON.COM*RZ8NO7DE2 AMZN.COM/BIL WA #5131	26.15		580.86



DATE	DESCRIPTION	DEBITS	CREDITS	BALANCE
03/04	MC Purchase SAMS CLUB #8162 SAMS CLUB #816284001001SAMS CLUB #8162 #5131 #600001	31.72		549.14
03/04	MC Purchase MNRD-CEDR 2800 WILEY B MNRD-CEDR 2800 WILEY B CEDAR RAPIDS IAUS #5131 #35310506	445.75		103.39
03/05	Transfer Deposit		1,100.00	1,203.39
03/05	MC Purchase MNRD-CEDR 2800 WILEY B MNRD-CEDR 2800 WILEY B CEDAR RAPIDS IAUS #5131 #35310507	343.94		859.45
03/05	MC Purchase MNRD-CEDR 2800 WILEY B MNRD-CEDR 2800 WILEY B CEDAR RAPIDS IAUS #5131 #35310502	75.86		783.59
03/05	MC Purchase PRIME VIDEO *RZ6R47WS2 PRIME VIDEO *RZ6R47WS2 888-802-3080 WA #5131	21.39		762.20
03/05	MC Purchase PEACOCK 18FB8 PREMIUM PEACOCK 18FB8 PREMIUM NEW YORK NY #5131	6.41		755.79
03/06	Courtney Long	450.00		305.79
03/07	Transfer Deposit		1,150.00	1,455.79
03/07	MC Purchase MENARDS MARION IA MENARDS MARION IA MARION4 IA #5131	18.11		1,437.68
03/07	MC Purchase AMZN MKTP US*RN8MU0A22 AMZN MKTP US*RN8MU0A22 AMZN.COM/BIL WA #5131	106.98		1,330.70
03/08	ACH Debit PAYMENT Alliant - IPL ID2420331370 Telephone Initiated Transaction-	122.42		1,208.28
03/08	Transfer Deposit		500.00	1,708.28
03/08	Check #2345	400.00		1,308.28
03/08	Check #2344	945.00		363.28
03/11	MC Purchase MNRD-CEDR 2800 WILEY B MNRD-CEDR 2800 WILEY B CEDAR RAPIDS IAUS #5131 #35310502	257.78		105.50
03/11	MC Purchase MNRD-CEDR 2800 WILEY B MNRD-CEDR 2800 WILEY B CEDAR RAPIDS IAUS #5131 #35310506	16.02		89.48
03/12	MC Purchase CASEYS #2772 CASEYS #2772 CEDAR RAPIDS IA #5131	16.50		72.98
03/15	Transfer Deposit		660.00	732.98
03/15	Michael White	700.00		32.98
03/18	Deposit		100.00	132.98
03/18	Check #2278	80.00		52.98
03/19	Transfer Deposit		2,100.00	2,152.98
03/19	Michael White	500.00		1,652.98
03/19	Check #2279	146.39		1,506.59
03/20	Deposit		150.00	1,656.59
03/20	Check #2280	1,600.00		56.59
03/21	ODP Tfr from SAV- 204498901		393.41	450.00
03/21	Check #2326	150.00		300.00
03/21	Check #2346	300.00		
03/22	Tfr from XXXXX8901 Internet Banking Tran Estate of Property H, in Possess		80.00	80.00
03/22	Withdrawal	20.00		60.00
03/23	Micheal White	50.00		10.00
03/25	Insurance Refund		804.80	814.80
03/25	Withdrawal	20.00		794.80
03/26	Check #2080	600.00		194.80
03/26	Micheal White	190.00		4.80
03/30	Transfer Deposit		595.00	599.80
03/31	Ending Balance			599.80

## Cleared Share Drafts

(^ Indicates an Electronic Check)

(\* Indicates the check number is out of sequence)

DRAFT #	DATE	AMOUNT	DRAFT #	DATE	AMOUNT	DRAFT #	DATE	AMOUNT	DRAFT #	DATE	AMOUNT
2077	03/02	400.00	2278 *	03/18	80.00	2280	03/20	1,600.00	2344 *	03/08	945.00
2080 *	03/26	600.00	2279	03/19	146.39	2326 *	03/21	150.00	2345	03/08	400.00



SAVE ► BORROW ► INVEST ► INSURE ► TRUST

STATEMENT PERIOD:  
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Cleared Share Drafts  
(^ Indicates an Electronic Check)  
(\* Indicates the check number is out of sequence)

DRAFT #	DATE	AMOUNT	DRAFT #	DATE	AMOUNT	DRAFT #	DATE	AMOUNT	DRAFT #	DATE	AMOUNT
2346	03/21	300.00									

Greenstate CU Cash Collateral Account	BEGINNING BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING BALANCE
SD - 930590823	0.07	-2,430.00	2,430.00	0.07

Titles: Estate of Property Holders, LTD, Debtor in Possession BK Case No.22-00744

DATE	DESCRIPTION	DEBITS	CREDITS	BALANCE
03/01	Previous Balance			0.07
03/01	Rent		1,280.00	1,280.07
03/01	Transfer Withdrawal	1,280.00		0.07
03/07	Rent		1,150.00	1,150.07
03/07	Transfer Withdrawal	1,150.00		0.07
03/31	Ending Balance			0.07

Dupaco Credit Union Cash Coll Acct	BEGINNING BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING BALANCE
SD - 930590898	0.00	-4,955.00	4,955.00	0.00

Titles: Estate of Property Holders, LTD, Debtor in Possession BK Case No.22-00744

DATE	DESCRIPTION	DEBITS	CREDITS	BALANCE
	Previous Balance			
03/05	Rent		1,100.00	1,100.00
03/05	Transfer Withdrawal	1,100.00		
03/08	Rent		500.00	500.00
03/08	Transfer Withdrawal	500.00		
03/15	Rent		660.00	660.00
03/15	Transfer Withdrawal	660.00		
03/19	Rent		2,100.00	2,100.00
03/19	Transfer Withdrawal	2,100.00		
03/30	Rent		595.00	595.00
03/30	Transfer Withdrawal	595.00		
	Ending Balance			0.00

Landlords Tenant Deposit Account	BEGINNING BALANCE	TOTAL DEBITS	TOTAL CREDITS	ENDING BALANCE
SD - 930590948	0.00	0.00	0.00	0.00

Titles: Estate of Property Holders, LTD, Debtor in Possession BK Case No.22-00744

DATE	DESCRIPTION	DEBITS	CREDITS	BALANCE
	There was no activity for this account during the reported period			





**Exhibit C**

March, 2024

Rents Received, sale proceeds, credits etc.

GSCU mortgages:

**1818 7<sup>th</sup> Ave SE**

\$1150.00

**838 15<sup>th</sup> St SE**

\$1280.00

**TOTAL: \$2,430.00**

DUPACO mortgages:

**3824 Indiandale Circle SE**

\$2,100.00

**1734 5<sup>th</sup> Ave SE**

\$1,100.00

**2164 Blake Blvd SE**

\$1,160.00

**2814 14<sup>th</sup> Ave SE**

\$595.00

**TOTAL: \$4,955.00**

**Insurance premium refunds**

\$1538.21

**GRAND TOTAL: \$8,913.21**

**Exhibit D**  
**Listing of Check/ACH/Credit Card/Cash Disbursements**  
**March 2024**

\*please note credit card, cashier's checks and cash withdrawals were used this month due to my accountant no longer printing checks (they were sold) and DUPACO declined to print temporary checks.

<b>Date</b>	<b>Check # etc</b>	<b>Payee</b>	<b>Amount</b>	<b>Purpose</b>
Mar 1, 2024	CC	Home Depot	\$21.22	Supplies (2009 Memorial renovation work)
Mar 1, 2024	CC	Menards	\$98.23	Supplies (2009 Memorial renovation work)
Mar 2, 2024	Ck# 2077	Mr. Joel Ingram	\$400.00	Subcontractor (2009 Memorial renovation work)
Mar 3, 2024	CC	Menards	\$106.99	Supplies (2009 Memorial renovation work)
Mar 3, 2024	CC	Menards	\$50.22	Supplies (1748 C Ave SE renovation work)
Mar 3, 2024	CC	Amazon	\$26.15	Faucet (1748 C Ave SE renovation work)
Mar 4, 2024	CC	Sam's Club	\$31.72	Gas for work van
Mar 4, 2024	CC	Menards	\$445.75	Supplies (1748 C Ave SE renovation work)
Mar 5, 2024	CC	Menards	\$343.94	Supplies (2009 Memorial Dr SE renovation work)
Mar 5, 2024	CC	Menards	\$75.86	Supplies (1748 C Ave SE renovation work)
Mar 5, 2024	CC	Prime	\$21.39	Monthly fee
Mar 5, 2024	CC	Peacock	\$6.41	Monthly fee
Mar 6, 2024	Pmt	Ms. Courtney DeLong	\$450.00	Subcontractor (1748 C Ave SE)
Mar 7, 2024	CC	Amazon	\$106.98	Supplies (2009 Memorial Dr SE renovation work; plumbing supplies)
Mar 8, 2024	ACH	Alliant Energy	\$122.42	Utilities
Mar 8, 2024	Ck# 2345	Mr. Joel Ingram	\$400.00	Subcontractor (1841 Washington Ave SE)
Mar 8, 2024	Ck# 2344	Mr. Michael White	\$945.00	Subcontractor (2009 Memorial Dr SE)
Mar 11, 2024	CC	Menards	\$257.78	Supplies (2009 Memorial Dr SE renovation work)
Mar 11, 2024	CC	Menards	\$16.02	Supplies (2009 Memorial Dr SE renovation work)
Mar 12, 2024	CC	Casey's	\$16.50	Gas for work van

Mar 15, 2024	Pmt	Mr. Michael White	\$700.00	Subcontractor (2009 Memorial Dr SE)
Mar 18, 2024	Ck# 2278	Bur Auto	\$80.00	Auto work
Mar 19, 2024	Pmt	Mr. Michael White	\$500.00	Subcontractor (2009 Memorial Dr SE)
Mar 19, 2024	Ck# 2279	Hill and Williams	\$146.39	Supplies (2009 Memorial Dr SE renovation work)
Mar 20, 2024	Ck# 2280	State Farm	\$1,600.00	Insurance
Mar 21, 2024	Ck# 2326	CRH	\$150.00	Supplies (2009 Memorial Dr SE renovation work)
Mar 21, 2024	Ck # 2346	Ms. Courtney DeLong	\$300.00	Subcontractor (2009 Memorial renovation work)
Mar 22, 2024	Withdrawal	Mr. Chuck Davisson	\$20.00	Personal draw
Mar 23, 2024	Pmt	Mr. Michael White	\$50.00	Subcontractor (2021 Grande Ave SE inspection prep work)
Mar 25, 2024	Withdrawal	Mr. Chuck Davisson	\$20.00	Personal draw
Mar 26, 2024	Ck # 2080	Mr. Michael White	\$600.00	Subcontractor (2009 Memorial renovation work)
Mar 26, 2024	Pmt	Mr. Michael White	\$190.00	Subcontractor (2021 Grande Ave SE inspection prep work)

**Exhibit F**

Accounts Receivable as of March 31, 2024

**DUPACO Rents:**

**1025 20<sup>th</sup> St SE**

\$1,600.00

**351 20<sup>th</sup> St SE**

\$1,050.00

**2916 Iowa Ave SE**

\$1,100.00

**Progress/plans narrative  
March/April 2024**

**A) Overall Plan Summary**

We are now projecting that **GSCU** will be paid off in June/July, 2024. With listings and sales of 1713 7<sup>th</sup> Ave (listed), 1841 Washington Ave (listed, see below) and 825 18<sup>th</sup> St (to be listed in May/June 2024), the GSCU debt will be paid off in full with cash left for the cash collateral account to pay expenses. This will leave six properties free and clear with a current market value of approximately \$1 million. It should be noted that the “spring housing market” is now in full swing, and our realtor indicates that sales should begin to improve.

The schedule for **DUPACO** mortgages is scheduled to be on target with sale of three additional properties. The sale and closing of 357 17<sup>th</sup> St was delayed but finally occurred on December 5, 2023, allowing for payment to DUPACO and full payment of administrative costs at that time. Another DUPACO property, 1748 C Ave, is nearly fully renovated and expected to be listed for around \$140,00 with closing anticipated for April 2024. With these two sales, the overall debt will be reduced to approximately \$1,610,000. Next steps will include selling 2009 Memorial Dr which was vacated on Dec. 20, 2023 (previously listed as ‘to be held’). This property renovation is nearing completion and is anticipated to be listed in April. In addition, 2916 Iowa Ave has recently been vacated and we have been updating this property for sale, with a target date of completion in May/June 2024. This will leave the overall DUPACO debt at approximately \$1,200,000. After the sale of 2009 Memorial Dr and Iowa Ave there will then be a total of 26 properties remaining and only \$350,000 to be paid off to reach the three-year target of \$950,000. This will be accomplished by the sale of some of these additional 26 properties in some combination that will be determined in mid 2024.

**B) Delays**

We continued to make progress toward the projected renovations/listings this past month, despite delays due to a number of factors: 1) shortage/delays for some supplies needed to complete the projects; 2) multiple regularly scheduled rental inspections (which occur every three years in CR) have come up and required my crew to be engaged with preparing for this (1025 20<sup>th</sup> St, 412 26<sup>th</sup> St, 351 20<sup>th</sup> St, 2021 Grande Ave). While these inspections take quite a bit of work as the rental code is continuously being updated, all properties passed again and are in full compliance.

Despite this, significant progress has been made. Much of this recent work has been completed by Mr. Davisson.

**C) Details on individual properties:**

**1713 7<sup>th</sup> Ave SE:** This property, which has been entirely renovated both inside and outside, was listed on Sept 23, 2023 at \$225,000 (appraised at \$72,000). However, due to the slowing of the market, our realtor recommended dropping the price to \$210,000 which we have now done. Full exterior renovations include fresh paint, new fencing, brand new garage, brand new back deck and front porch and landscaping. The interior was also fully renovated, including painting, new bathrooms, and kitchen (including all new appliances), flooring, new light fixtures, etc. Mr. Davisson performed all finishing work on this property, ie his “sweat equity”. This property was under contract but the buyers’ financing fell through; we immediately re-listed it and there continue to be showings and positive reviews.

**1841 Washington Ave SE:** After a few delays, this property renovation was completed and was listed November 22, 2023 at \$140,000 (appraised at \$73,000). The house has been entirely re-painted both inside and outside, new flooring has been added throughout, as has new lighting. It has a brand-new bathroom and kitchen (including all new appliances), fresh landscaping, etc. Mr. Davisson has devoted significant time to this project, ie his “sweat equity”, stepping in to do much of the work himself as his team members were out sick. This property was under contract and closing was expected in early April but at the very last minute the buyer pulled out. Re-listing will occur immediately.

**1748 C Ave NE:** The tenant at this property moved out on Aug 15, 2023. The extensive renovations required to prepare it for sale, including interior painting, kitchen updating, bathroom repairs, light fixture updates, exterior repairs to siding and windows and landscaping are near complete. It will be listed for around \$140,000.

**825 18<sup>th</sup> St SE:** The tenant in this property notified us she will vacate, so we have decided to move this property up the list (originally designated “to be held”) and have begun preparing it for sale. It is anticipated that there is relatively less work required to bring this property to market, so we estimate a May/June 2024 listing at approximately \$110,000. This is expected to be the final house needed to satisfy the Green State judgment.

**2009 Memorial Dr SE:** The tenant in this property vacated on Dec 20, 2023 and we have decided to move this property up the list (originally designated “to be held”) for sale. We have recently re-painted the entire interior and installed new flooring, and have updated all lighting, bathrooms, exterior, landscaping. It will be listed in April for around \$300,000.

**2916 Iowa Ave SE:** We have made significant progress on updating this property for sale, including updated kitchen, bathroom, family room, exterior, landscaping and anticipate listing it for around \$125,000, aiming for May/June, 2024.

**Other:** All of this work is proceeding on top of the normal activities with maintaining the various rental properties, and recent work preparing properties (see above) for inspection which occurs every three years. This work is carried out by the various subcontractors as well as Mr. Davisson (sweat equity).